

PLAN SUMMARY

Purpose and Format of the Plan
Issues Facing the Community
Overall Plan Goals and Objectives

PURPOSE AND FORMAT OF THE PLAN

This plan is to be used as a guide for the orderly growth of the community. The diversity between the two principal land uses in the College Area community calls for a plan that will enhance relationships and resolve conflicts between single-family neighborhoods and the university. Consequently, this plan will emphasize positive relationships between these two land uses as well as among the other land uses in the community. The plan will also concentrate on an improved transportation system and the establishment of an urban design program for the community.

This plan is a revision of the State University Area Plan adopted by the City Council on January 24, 1974, by Resolution No. 209735 and amended on August 9, 1983, by Resolution No. R-259051, and further amended in 2002 by Resolution No. 296980. While this plan sets forth proposals for implementation, it does not establish new regulations or legislation, nor does it rezone any property. Should the adopted plan recommend rezonings, then subsequent and/or concurrent public action, including public hearings, would be undertaken to rezone property in conformance with plan recommendations.

This plan is intended to be effective for a period of 10 to 15 years. It should not be considered a static document. Unanticipated environmental, social or economic changes may necessitate changes to the plan. Therefore, the plan and the community should be monitored to ensure that development occurs in a manner consistent with the plan, and that the plan remains relevant to the community and the City. The College Area Community Council, as the City Council-recognized representative of the community, is the organization primarily responsible for the monitoring process. The College Area Community Council should work with City staff to advise the City on the appropriateness of new development and the need for changes to the plan.

The individual elements of the plan pertain to the community as a whole. The overall goals provide a basis for the objectives and recommendations found in the individual plan elements. Each plan element includes existing conditions and recommendations for the particular subject area. The final section of the plan lists actions recommended for its implementation.

ISSUES FACING THE COMMUNITY

The College Area Community Council, other members of the community, and the Planning Department have developed the following list of issues which face the community and which this plan addresses:

1. Existing single-family neighborhoods need to be preserved. New multifamily housing should only occur in areas and at densities which minimize conflicts with existing single-family neighborhoods.

2. The proliferation of single-family houses rented to more students than the houses are designed to hold must be regulated in order to maintain the existing character of single-family neighborhoods. The Single-Family Rental Overlay Zone ordinance provides for this regulation.
3. On-campus housing and parking facilities need to be increased in order to lessen the impact of student housing needs on the surrounding community.
4. The fraternity/sorority area needs to be maintained in order to ensure adequate sites for future fraternity and sorority houses.
5. Enrollment at the university needs to be maintained at, or reduced from, its 1987 level.
6. Auto access to the university from other communities and on-campus parking need to be improved.
7. Mass transit to the university from other parts of the City needs to be improved.
8. Bicycle facilities within the community need to be expanded to provide alternatives to automobile transportation.
9. Parking standards for new development need to be increased.
10. Commercial facilities along the El Cajon Boulevard corridor need to be upgraded, but should not be expanded beyond those areas presently (1988) zoned for commercial development.
11. New development along El Cajon Boulevard must be compatible with the existing single-family neighborhoods.
12. The canyon slopes adjacent to Interstate 8, Fairmount Avenue/Montezuma Road and Collwood Boulevard need to be protected as open space.
13. Alternative uses for sites occupied by discontinued public facilities should be clearly outlined and should be compatible with surrounding neighborhoods.
14. Improved and/or enlarged library, recreational facilities and new community parks need to be provided for the community.

OVERALL PLAN GOALS AND OBJECTIVES

General Land Use Goal:

Provide for growth in the community in a manner that ensures preservation of single-family neighborhoods, ensures that multifamily, university-oriented, and commercial development is

compatible with adjacent single-family neighborhoods, and that maintains a level of growth within the capacity of the transportation and public services systems.

Residential Goal:

Maintain the predominantly single-family character of the community.

Objectives

1. Identify areas appropriate for multifamily development.
2. Identify density levels appropriate for multifamily development in order to ensure compatibility with existing single-family neighborhoods.
3. Reduce the shortage of student housing by identifying a mixed-use area adjacent to the university for all forms of student housing including apartments, dormitories, fraternities and sororities. Develop a detailed land use plan and implementation program for development in the mixed-use area.
4. Designate sites for the adequate growth of fraternities and sororities which minimize the impacts of such organizations on surrounding neighborhoods. Apply development guidelines through the Conditional Use Permit process to all new fraternities and sororities to limit their impact on the single-family character of the community.

Transportation Goal:

Develop a transportation system which facilitates transportation into, throughout, and out of the community.

Objectives

1. Separate, as much as possible, university-oriented traffic from local traffic within the community.
2. Improve access from Interstate 8 to the university.
3. Improve mass transit service to the university from other communities.
4. Improve bicycle circulation and parking facilities.
5. Reduce conflicts between automobiles, mass transit, bicycles and pedestrians.
6. Improve parking requirements to provide sufficient parking opportunities for the entire community.

Commercial Goal:

Provide a range of retail sales and service facilities to adequately serve the community.

Objectives

1. Maximize accessibility of commercial activity areas to neighborhood residents.
2. Achieve economic and physical revitalization along the north side of El Cajon Boulevard through the development of a mixture of retail, office and multifamily housing.
3. Improve the site and architectural design of commercial development and mixed or multiple use development along the north side of El Cajon Boulevard through conformance to the Mid-City Communities Planned District.
4. Improve the physical relationship between development along the north side of El Cajon Boulevard and adjacent residential development by implementing the development standards of the Mid-City Communities Planned District.
5. Provide a range of student-oriented commercial services within the mixed-use area adjacent to the university.

Open Space Goal:

Develop a cohesive open space system in the community.

Objectives

1. Retain and publicly acquire open space areas identified in this plan.
2. Maintain visual access to open space areas from public rights-of-way and other public areas.

Park and Recreation Goal:

Ensure a high level of recreational and social opportunities within the community.

Objectives

1. Provide a system of public recreational facilities in the community which meet the standards of the General Plan to the extent feasible.
2. Require the provision of private recreational facilities as part of higher density residential projects.
3. Require plazas, seating areas, and landscaped areas to provide passive recreational areas as part of mixed or multiple-use commercial projects.

Public Facilities Goal:

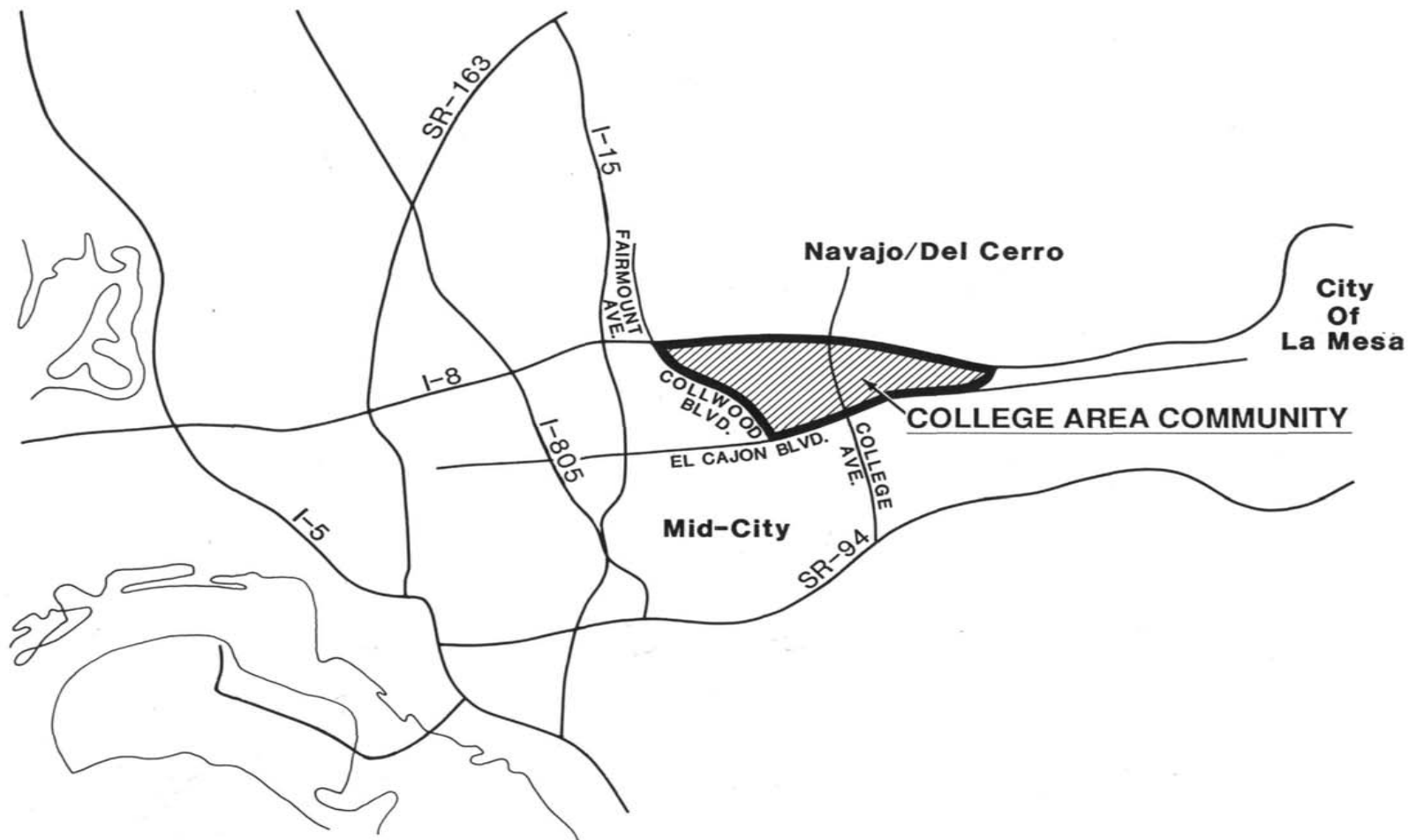
Ensure a high level of public services to the community.

Objectives

1. Provide educational facilities which respond to the present and future needs of the community.
2. Maintain a level of police and fire protection which conforms to citywide standards.
3. Provide library service which adequately serves the community in conformance with standards of the Progress Guide and General Plan.
4. Maintain public utilities at a level which meets the future needs of the community.

PLANNING AND LEGISLATIVE FRAMEWORK

Relationship to Surrounding Communities
Legislative Framework



SURROUNDING COMMUNITIES

COLLEGE AREA COMMUNITY PLAN
CITY OF SAN DIEGO • PLANNING DEPARTMENT



FIGURE
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RELATIONSHIP TO SURROUNDING COMMUNITIES

The relationship of the community to neighboring communities was considered in the preparation of this plan. Development patterns in the Mid-City area, the City of La Mesa and the southern portion of the Navajo community (Del Cerro), as well as the recommendations of planning documents for these areas, have had an impact on the preparation of the College Area Community Plan.

Mid-City

The College Area community is bounded on the south and the west by the Mid-City community. The two communities are separated along the western boundary of the College Area community by a canyon, but share the lengthy El Cajon Boulevard strip commercial area as the College Area community southern boundary. The Mid-City Planned District encompasses the commercial development along the north side of El Cajon Boulevard even though that property is within the boundaries of the College Area Community Plan. The two communities are connected by Fairmount Avenue, Collwood Boulevard, College Avenue, 54th Street, and 63rd Street.

City of La Mesa

The City of La Mesa bounds the College Area community on the east. Development patterns in the two communities are similar. The La Mesa General Plan essentially repeats the recommendations of this plan for the eastern edge of the community. These recommendations include commercial development along El Cajon Boulevard with multifamily development adjacent to the commercial areas, and single-family development adjacent to the multifamily areas.

Navajo - Del Cerro

Del Cerro, the southern portion of the Navajo community lies to the north, across Interstate 8. Multifamily and single-family development are the primary uses along the Navajo southern boundary. The width of Interstate 8 and the grade separation between the two communities is so great that the two communities have minor development impacts on each other.

LEGISLATIVE FRAMEWORK

The College Area Community Plan was developed within the context of a legislative framework. Some of the more significant legislation is discussed below:

1. Section 65450 of the Government Code of the state of California (State Planning and Zoning Act) gives authority for the preparation of community plans and specifies the elements which must appear in each plan. It also provides means for adopting and administering these plans.

2. Government Code of the state of California, Chapter 4.3, requires local governments and agencies to provide incentives to developers to include affordable units in housing projects. The City has prepared an ordinance to establish an Affordable Housing Density Bonus. This ordinance provides an increase in density in a given zone for projects in which a portion of the total housing units are for low- or moderate-income persons.
3. The California Environmental Quality Act of 1970 (CEQA) as amended, requires environmental documents to be prepared for all community plans. Separate, detailed environmental impact reports are also required for all projects which may adversely affect the environment, including actions related to implementing this plan.
4. The Regional Air Quality Strategy (RAQS) was developed in 1977 to achieve a level of air quality in the San Diego Air Basin that would meet federal air quality standards set forth in the National Clean Air Act. A major recommendation pertinent to this planning effort is to include air quality considerations in all land use and transportation plans.
5. The Land Development Code regulates the development of land and subdivision of land in preparation for development. Properties along El Cajon Boulevard are within the Central Urbanized Planned District, the purpose of which is to improve the quality of development along El Cajon Boulevard to aid in economic revitalization. It is also the purpose of the planned district to ensure new development which is compatible in scale and design to older surrounding neighborhoods.
6. In addition to legislation, the City Council has adopted a number of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and should be used in implementing plan recommendations.
7. The Progress Guide and General Plan of the City of San Diego establishes goals, guidelines, standards and recommendations which serve as the basis for the goals, objectives and recommendations of the community plan.
8. The state of California does not require any agency of the state to comply with local government regulations. San Diego State University Foundation, as an agency of the state, is not required to comply with local regulations, including Zoning and Subdivision Ordinances of the City of San Diego, but has agreed to comply with the City's review and processing of the College Community Redevelopment Project and future developments within the redevelopment project area.